

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Rubens Grove, Canterbury Vic 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$4,900,000

&

\$5,290,000

Median sale price

Median price \$3,757,500

Property Type House

Suburb Canterbury

Period - From 01/01/2025

to 31/12/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 View St CANTERBURY 3126	\$5,200,000	31/10/2025
2	16 Wentworth Av CANTERBURY 3126	\$5,068,000	19/09/2025
3	1a Grange Av CANTERBURY 3126	\$5,200,000	30/08/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/01/2026 12:30

Annabelle Feng
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Indicative Selling Price
\$4,900,000 - \$5,290,000

Median House Price

Year ending December 2025: \$3,757,500



4 3 6

Property Type: House (Res)

Agent Comments

Comparable Properties



5 View St CANTERBURY 3126 (REI/VG)

Agent Comments

5 2 2

Price: \$5,200,000

Method: Private Sale

Date: 31/10/2025

Property Type: House (Res)

Land Size: 851 sqm approx



16 Wentworth Av CANTERBURY 3126 (REI)

Agent Comments

4 3 4

Price: \$5,068,000

Method: Auction Sale

Date: 19/09/2025

Property Type: House (Res)

Land Size: 852 sqm approx



1a Grange Av CANTERBURY 3126 (REI/VG)

Agent Comments

4 3 2

Price: \$5,200,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 1153 sqm approx

Account - RT Edgar Boroondara | P: 88882000